# HOTEL AND BIG FLAT IN PENDING TRADE Big Drop in Costs Indicated in

Owners of Riviera Apartments as a reliable indicator of conditions in Lots in East Orange Bring as to Exchange Property for Aberdeen.

tiations are being conducted for an ex-

court and Louis Haas the property at 237 and 239 West Thirty-seventh street, 50x98.9. The buyers are the builders, who are erecting the 20 foot fireproof post-office in Thirty-eight street, in the rear of this property, for the United States Government. They propose to erect immediately a twelve story mercantile loft building to be ready for the renting season of 1922. The building is to house the smaller manufacturers in the new garment centre and will involve an investment of about \$500,000. The seller of the property is David Zipkin, represented by Arnstein & Levy.

Bank Leases Space in Bronx Flat.

A Blumenthal has made a new lease

SUBURBAN TRANSACTIONS.

SUBURBAN TRANSACTIONS.

Fish & Marvin sold for Mrs. Ethel M. SUBURBAN TRANSACTIONS.

Fish & Marvin sold for Mrs. Ethel M. Suburban dwas at the time the most expensive residence on West. Fish & marvin sold for Mrs. Ethel M. Suburban dwas at the time the most expensive residence on West. Fish & marvin expensive residence on West. Fish & marvin sold for Mrs. Ethel M. Suburban dwas at the time the most expensive residence on West. Fish & marvin expensive residence on West. Fish & marvin expensive residence on West. Fish & marvin expensive residence on West. Fish & most providers as the most providers residence on West. Fish & Marvin sold for Mrs. Ethel M. Suburban data was taken over by Mr. Karpss, a prominent builder, who altered it at a cost of \$30,000 into suites for housekeeping. Among the specialists who are to have the first of the first of the first of the season, for Edwards. H. Childs to Waldron P. Belknap, vice and 154th street. The lessor was represented by Herman Gottleb, attorney, and the lessee by Braun and Ellis Bonime. The lessor was represented by Herman Gottleb, attorney, and the lessee by Braun and Ellis Bonime. The lessor was represented for the lessor of the first of

REPORT SHOWS MORE

Manhattan Plans.

If the filing of plans can be regarded the building field the report filed yesterday by Rudolph P. Miller, Superintendent of Buildings in Manhattan, shows a remarkable increase in the amount of It was learned yesterday that nego- of 1921 and a still more remarkable decrease in the cost of building. For exchange of the mammoth Riviera apart- ample, the report shows that during 156th and 157th streets, and the Aber- plans were filed for 257 new buildings Charles S. Gerth, head of Gerth's Real

ises to accomplish its purpose of encour-aging the cheaper form of residential construction

number of buildings of all types planned number of buildings of all types planned was eighty-nine, having an estimated cost of \$5,619,100, as against fifty-seven with an estimated cost of \$20,749,587 in April, 1920. This shows an increase of thirty-two in the number of plans and a decrease of \$14,130,478 in the estimated cost of the buildings.

**NEGOTIATIONS ON FOR** SALE OF 1 WALL ST.

Dwelling Market Remains Active.

Pease & Elliman sold for Sinclair W. Richardson 145 East Thirty-sixth street, a four story dwelling, 20x100, between Lexington and Third avenues, to a physician.

Maurice Wertheim sold for Marie J. Myers the five story dwelling at 449 Lexington avenue, adjoining the southeast corner of Forty-fifth street, 15.5x for Rose Rosenberg of Philadelphia, Pa. The seller was represented by the Cruikshank Company. The same broker negotiated a long term least to Smany. The same broker negotiated a long term least to Smany and Wall street, aparticled a long term least to Smany and the long term least to Smany and Wall street, aparticled as long term least to Smany and was a symbol of the Ashland Lunch. No aparticled as long term least to Smany aparticle for least to Smany aparticle from Seattle, New York G

MISCELLANEOUS LEASES.

# AND CHEAPER BUILDING GOOD PRICES RULE

High as \$2,300 Each; Other Auction Events.

opening of the Ampere Parkway tract Wren sale in East Orange, N. J., Monday

Byrne & Bowman sold for a client of the Benenson Realty Company the Alpha, a six story apartment house at the northwest corner of St. Nicholas avenue and 125th street, 100x100. The house contains thirty-seven suites and seven stores and was held at \$250,000.

Will Build Twelve Story Loft.

Harry B. Cutner sold to Al. E. Lefcourt and Louis Haas the property at 237 and 239 West Thirty-sevent street, when Bryan L. Kennelly disposed of more than 300 buildings plots to home street, when Bryan L. Kennelly disposed of more than 300 building plots to home street, when Bryan L. Kennelly disposed of more than 300 building plots to home street, when Bryan L. Kennelly disposed of more than 300 building plots to home.

BRONX TRANSACTIONS.

A. Blumenthal has made a new lease for the Dally Realty Company, Benjamin Benenson, president, to the Columbia Eank of the ground floor in the Chester Hall apartments at the southeast corner of Westheaster avenue and Southern Boulevard, which the same broker recently sold to the leasors for forty-two rears at an aggregate rental of about \$400,000\$.

PHYSICIANS IN BIG LEASE.

Take Doelger Home on West End Avenue for Cooperative Offices.

Take Doelger Home on West End Summer for Cooperative Offices.

Joseph M. Nimhauser leased for the Karpas Construction Company the former home of Peter Doelger, Jr., at 256 West End avenue, to a group of physicians, who intend to use the building exclusively for their offices. The lease is for fifteen years at an aggregate rental of about \$25 Lafayette street to Von Mindeon Manufacturing Company.

B. Metz & Co. leased for the Karpas Construction Company the former home of Peter Doelger, Jr., at 256 West End avenue, to a group of physicians, who intend to use the building exclusively for their offices. The lease is for fifteen years at an aggregate rental of about \$25 Lafayette street to Von Mindeon Manufacturing Company.

B. Metz & Co. leased space of the Amer. Realty Company interest to Von Mindeon Square South to Mrs. Norah Maclaren.

Henry Trenkmann rented loft space in \$25 Lafayette street to Von Mindeon Manufacturing Company.

B. Metz & Co. leased for the Amer. Realty Company. J. E. Mauther, president, to Third of about \$250,000\$. This residence was originally built by Mr. Doelger for his home and was at the time than manufacturing Company. J. E. Mauther, president, to Third of about \$250,000\$. This residence was originally built by Mr. Doelger for his home and was at the time the built of the president, to Third avenue, Amer. The house was recently occupied as the home of the Humanitarian Cult and was aften the most expensive residence on West End Avenue, having a passenger elevator, steam heat and mural paintings. The house was recently occupied as the home of the Humanita Richard Dickson sold for Supreme

IN THE AUCTION ROOM.

(14 Vesey Street)

By J. H. Mayers.

Riverside drive, 537, s e c 105th, 30.11x

61, 5 story & brick dwelling: Meyer Cohen egginst Clariass P. Warren; Melvin J. Lorack, atty; due, 527,28; withdrawn.

By Joseph P. Day.

Jerome av., n e c, 171st st. 100x100, vant; Philip J. Dunn against Margaret A. Fiafford et al; Stewart Maurice, atty; due, 55,032.09; taxes, &c. \$5,127.00; to the pishnsiff for \$6,000.

Schenck, president of the Bowery Savings Bank; also an apartment in 290 park avenue to W. G. Souders, in 68 East Eighty-sixth street to Douglas M. Moffat, in 106 East Eighty-fifth street to Harold N. Kingsland; also renewed leases in 270 Park avenue to Samuel R. Betts, in 106 East Eighty-fifth street to Mrs. Charlotte V. Bacon, in 32 East Sixty-fourth street to V. Bacon, Mrs. Charlotte V. Bacon, in 32 East Sixty-fourth street to Mrs. Josephine H.

ARRICAND. Sign 8—Arrived, sir Walkington.

ARRICAN PORTS.

(By Telegraph.)

(By Mall.)

(ARRICAN PORTS.

(By Mall.)

(By Mall.)

(By Telegraph.)

(By Mall.)

(By Telegraph.)

(By Mall.)

(

Brook. Baltimore; Mar Rojo (Sp). Gaiveston.

LAS PALMAS, May 9-Arrived, str Clan Mackinnon (Br), New York via Norfolia. LiVERPOOL, May 9-Arrived, str Caronia (Br); New York with Boston; 100h, St. Bede (Br), Boston. LONDON, May 9-Arrived, str Vennonia (Br), Philadelphia via New York.

Arrived 10th, str Masslia (Br), New York (Br), Philadelphia via New York.

Arrived 10th, str Somerset (Br), New York.

Arrived 10th, str Somerset (Br), New York.

Salied 10th, str Somerset (Br), New York.

Salied 10th, str Somerset (Br), New York.

MATERIAL, May 7-Salied, str Oakwin (Br), Hampton Roads.

MARANHAM, May 9-Arrived, str Maranquape (Braz), Port Arribur.

MARREILLIES, May 6-Salied, str Clan (Hond), Port Cortex; Quimismopa (Penz), Port Arribur.

Marketillies, May 9-Salied, str Clan (Hond), Fort Cortex; Quimismopa (Hear), Port Arrived (Mr), Str Salied (Mr)

maramed (Frsz.) Port Arthur.

Marsellales, May 9-Arrived, str Clan Macheth (Br), from Calcutta for New York.

Melbourne, May 9-Arrived, strs Port Elliott (Br). New York: Mortistown, New York.

McNTREAL, May 9-Sailed, str Canadian Sappe: (Br), St Johns.

Arrived 10th, str Pheoda (Dutch), Rotterdam.

Saples (Br), St Johns.

Arrived 10th, str Pheoda (Dutch), Rotterdam.

NAPLES, May 2-Arrived, strs Ada O (Ital), New Orleans; 7th, Providence (Fr), New York.

Salled 8th, str Cloutsham (Br), Sand Key.

PADANG, May 3-Arrived, str Salem County, Pall River.

PADANG, May 3-Arrived, str Salem County, Pall River.

PADANABHICO, May 9-Arrived, str Salem County, Pall River.

PERRAMBHICO, May 9-Arrived, str Nieuwan for Buenns Aires; Virgli (Br), New York and Rotterdam. How York or Boulogne and Rotterdam. May 9-Arrived, str Cetast Wind, New York 9- Arrived, str Cetast Wind, New York 19- Arrived, str City of Harvard (Br), New York.

PORT SAID, May 9-Arrived, str Storm Ring, New York via Baltimore.

PORT SAID, May 9-Arrived, str Storm Ring, New York via Baltimore.

RANDERS, May 8-Salled, str Decisie, Horsens (and arrived there 9th).

Galvaston.

Sailed 6th, strs Niemede (Br), Norfolk:

Sailed 6th, strs Ringebury (Br), New York; Sailed 5th, strs Irrysh (Russ), Rotterdam: Balled 6th, strs Ringebury (Br), Gloraltar; Langley (Br), Liverpool; Br), Cantal (Br), Sailed 6th, str Scotland Maru Jap), Gloraltar; Langley (Br), Liverpool; B

Arrived 9th, str Carmarthenshire (Br).
Galvaston.
Sailed 6th, stra Nilemeds (Br). Norfolk:
8th, Songster (Br). Hampton Boads; Karachi Maru (Jap). doi: 7th, Wabana (Br).
Montreal: Lewis Luckenbaah, New York;
Bampton Roads: Boaanks (Ital), Norfolk
Sailed 6th, str Shelley (Fr, formerly Altmark), Sydney, NS.
SAGUNTO, May 3-Arrived, str Andree
(Br). New York,
BANTA MARKA, May 9-Bailed, str Tanamo Philadelphia,
SHANGHAI, May 8-Sailed, str Eastern
Prince (Br), Vancouver, BC.
Sailed 5th, str Standard Arrow, San Francisco.

SIERRE LEONE, May 6-Sailed, etr Ben-tuela (Br), Philadelphia.

INSTRUCTION, COLLEGES, &C.

Cambridge Tutoring School CAMBRIDGE, MASS.

struction and careful supervision ROOSEVELT MILITARY ACADEMY SUMMER CAMP—VACATION SCHOOL

visory Board men of national prominence. Moderate rates, Prompt applications necessary, Write JOHN D. CARRINGTON, Head-master. West Englewood, New Jersey.

BERLITZ SCHOOL Languages 30 West 34th Street
Brooklyn:
29 Livingston Street
SCHOOL OPEN ALL SUMMER.

of Chiropractic and win financial and social prestige; faculty and curriculum unsurpassed. Write for descriptive booklet H. NEW YORK COLLEGE OF CHIROPRACTIC A.N. Y. C. C. Graduate succeeds where others fall. There's a Reason.

245 West 72nd 84.

PRATT SCHOOL. at West 45th Street.

[By Mail.]
BARRANQUELLA, May 2—Arrived, ptrake Sebago, New York via Cape Haytlen.

GRANDE, Cuba, May 5-Sailed, strews K Thurlow, north of Hatteras.
GRAYMOUTH, April 6-Arrived, bark John Winthrop, Lyttleton.
HALIPAX, May 7-Sailed, stra Stella Maris Br). Newfoundland; Herbert Green (Br), ment house on Riverside Drive, between and partial field and the Aberdeen at t ST JUPENS, NY, May 3-41 points are seeded).

Stenoor Lake (Br), for Oporto, Armistice (Br), for Spain.

SYENEY, CB, May 8-Arrived, str Kamouraska (Br), Montreal.

Salled 7th, strs Watuka (Br), Halifax; Sth. Rose Castle (Br), Montreal.

TURKS ISLAND, May 1-Salled, schr Gen Foch (Br), Fortland.

VICTORIA, BC, May 4-Arrived, str Lyman Stewart, Son Francisco.

VICTORIA, BC, May 4-Arrived, str Lyman Stewart, Son Francisco.

VILA (New Hebrides), May 3-Arrived, Bork Echo, Molbourne.

WALTON NS May 5-Salled, schr Au.

Baton Houge, Havana, Pre-york, BUZZARDS BAY (Cape Cod Canal), Mass, May 10-Passed east, tugs T J Scully, towing d barges; Energy, towing 3; Aiert, towing barge Wm Bickle and schr George Bradford. Passed west 10th, motor barge Socony No

Passed west 10th, motor barge Socony No York).
Sailed J0th, str Sachem (Br), Liverpool.
HARWICH, May 7-Arrived, bark Pierre Antonine (Fr), San Francisco.
HAVANA, May 10-Arrived, strs Lake Tippah, Norfolk; San Bruno (Br), Goston.
Salled 10th, strs Christian Krogh (Nor), Soaton: Santa Eulaila, Philadelphia; Atenas (from New Orleans), Cristobal.
HAVRE, May 6-Arrived, str Lumina (Br), New Orleans.

raitar.
Salled 10th, strs Des Moines Bridge, Dub lin: Cantal (Fr). Havre; Turkestan (Er) United Kingdom; Pentaff (Br), Gibraltar

HOTELS AND RESTAURANTS.

Motel Bretton Mall

Broadway, 85th to 86th St.

NEW YORK
Subway Station at Suth Street Cor.
Elevated Station Two Blocks Soth St.
Larcest and Most Attrective Middown Hotel.
Concenient to All Shops and
Theatres.

Exceptionally large, quiet rooms with bath and spacious closets, giving all the comforts and advantages of the best N. Y.
city hotels at reasonable rates. city hotels at reasonable rates.
RESTAURANT OF HIGHEST STAND-ARD AT ATTRACTIVE PRICES.

HOTEL WEYLIN

S.E. Cor. 54th St. & Madison Av.
Situated in Exclusive
Residential Section
Superbly Appointed Suites
Fernanent and Transient
Accommendations Permanens
Accommodations
Exceptionally Large Rooms
and Abundance of Closets
Lease May Be Made for
Drumished Suites if Bestre
RESTAURANT CIRO

HOTEL NEWTON

2528 Broadway, bet. 94th & 95th 10 Minutes Subway Run from 45d St. Two blocks from Riverside Drive and Hudson River. Cool, clear air. Rooms with bath, \$2.00 per day up Rooms with private bath \$3 per day up HOTEL THERESA

New York.

PHILADELPHIA, Pa, May 19—Arrived, stre Tuscarora (Br), Southampton; Gulf-stream, Port Arthur; sohr Ella Pierce Thur-

sea.
SAN FRANCISCO, Cal, May 9-Arrived, str
Steel Voyager, New York
Arrived 9th, strs Griffco, Honolulu; Onican, Astoria.
Arrived 7th, str Moerdyk (Dutch), Port-

yrus, Suva. Arrived 10th, str West Ivis, Yokohama. Sailed 10th, str Toyama Maru (Jap), Yoshana. SAVANNAH, Ga. May 10-Arrived, stra-lity of Montgomery, New York: Juniata, Jacksonville for Philadelphia (and pro-

Cleared 9th, str Hinckley, Buenos Afras.
Cleared 10th, str Adda (RaD, Gibraitar
(for orders).
Sailed 10th, str Norden (Dan), New York.
Sailed 10th, str Philip Publicker, Sagua.
Passed down Marcus Hook 10th, 12:30 PM,
str Ruby, for New York.
Sailed from Claymont 7th, str Harvester,
Tampleo.
Sailed 50th, str Merrimack, Savannan and
Jacksonville.
Passed out Delaware Breakwater 10th.
Passed out Delaware Breakwater 10th.

Naval Orders

Washington, D. C., May 10.

These naval orders have been made public Licent. John Atley, to U. S. S. Delaware; Licent. Jere K. Cronin, to officer in charge Naval Radio Station, Sayville; Licent. Commander John R. Culin, to destroyer force, Pacific Flect; Licent. Ralph M. Jefferles, to Navy Yard, Boston; Licent. Commander William R. Monroe, to Naval Inspector of Machinery, New London, Ship Engine Co.; Licent. Henry Plander, to Navy Yard, Boston; Commander William H. Toat, to officer in charge Navy Recruiting Station, Los Angeles; Licet. Raymond A. Walker, to U. S. S. Nevada.

BANK TELLER SURRENDERS. Richard B. Gifford of 1928 Jefferson

surrendered yesterday to the Federal authorities. Judge Learned Hand held him in \$509 ball for trial.

New Hampshire.

WHITE MOUNTAINS PROFILE HOUSE COTTAGES Open June 30, N. Y. Office: Town & Country, 8 W. 40th St. Tel. Vanderbilt 2290.

Vermont. HYDE MANOR SUDRURY, VT.
GOLF in the Lake Region of Vermont.
Special rates for June.
Write for illustrated booklet.

The Rock-Mere Booklets. G. H. BRACKETT CO.

Ely Court Hotel

New Jersey.

THE NEW Teninsula House SEA BRIGHT, N. J. New York's Nearest and New Jersey's Most Delightful Ocean Resort. Seashore and Country Combined. Private Bathing Beach and Out Door Sports Directly on the Ocean. COMMUTING A PLEASURE SHERMAN SQUARE HOTEL, Breadway and 70th Street H. J. FLYNN, Mgr. Phone Columbus 8400. 

IDEAL COUNTRY HOME Hotel Montclair MONTCLAIR, N. J.
MOST DELIGHTFULLY SITUATED
RESIDENTIAL ROTEL IN NEW
YORK'S SUBURBS.
OPEN THE ENTIRE YEAR.
OWNERSHIP MANAGEMENT. FREDERICK C. HALL COMPANY

ALAMAC THE MOUNTAINS On Lake Hopatcong, N. J. Opens May 26th. N. V. Office Mr. Van Dyke Hotel Hargrave 112 WEST 72D STREET.

Whileaway European Inn Montelair, Plan N. J.

HOTEL CAPE MAY Cape May City, N. J.

Tel. 1600

Renovated and refitted throughout, Will Open June 29th. C. B. KNOTT, Lennee-Manager, New York Address: 1180 Broadway

New York.

Briancliff OPENS MAY 14 Modge Sociability of Club Life Convenience of A Hotel BRIARCLIFF MANOR, N.Y. New York Office: 342 Madison Ave

SHARON SPRINGS, N. Y. PAVILION HOTEL AND COTTAGES Opens June 27. Folders on Application.

THE ANNEX - Adjoining the famous and Bathing Establishment, NOW OPEN. and Bathing Establishment, NOW OPEN White Sulphur Springs Co. of Sharon Springs N. 2. Formerly John H. Gardiner & Son

ROYAL PALACE
HOTELICOTTAGES
on the Beach. Cap 600
CONVENIENT TO ALL AMUSEMENTS
Sea Baths DIET HITCHEN Orchestra
Family Patronage Invited
C.L. HANSTEIN LYMAN JWATROUS
President Sect. A Profit

ATLANTIC CITY, N Directly on the Ocean Front An American PlanHotel of Distinction

CAPACITY 600 Walter J. Buzh ON THE BEACH ATLANTIC CITY (HALFONTE-HADDON HALL HOSPITABLE-HOMELIKE

Oln Atlantic City it's flue
ALA MAG
Pluma on the Gameria HOTEL KENTUCKY

MPERIAL

Marlborough-Blenheim Joseph White Sone Company Pennsylvania.

BLUFF HOUSE Moderate rates, Booklet, HENRY J. DYNES Booking Agent, can be seen at 1180 (ay. N. Y., on Tues, Wed. & Thurs.

**MOUNT CLEMENS** 

Other Country Board Advertisements are to be found in the classified pages.

FOURTEENTH ST. LINE NEARING COMPLETION

Plans for Equipment Asked by Transit Commission.

Anticipating early completion of most of the Fourteenth street subway, the Transit Commission announced yesterday that it has asked the New York Municipal Railway Corporation to submit for approval as early as possible its plans for equipment.

The construction work on three sections of this subway is practically completed, a fourth section is about 75 percent finished and a fifth ecction about 30 per cent finished. There remain only two sections of elevated railread only two sections of elevated railread.

30 per cent finished. There remain only two sections of elevated railroad covering the line from its present terminating point at Bushwick avenue and Meserole street, Brooklyn, to the end of the line in East New York. Contracts for these two sections will be ready for advertisment in a short while.

The contract for the trackwork is in preparation, and station finish contracts will be ready for advertising shortly.

REAL ESTATE AT AUCTION.

AUCTION NEXT SATURDAY 7 Dwellings PELHAM,

**Westchester County** 346 PELHAMDALE AV., COR, CO-LONIAL AV., PELHAM HEIGHTS, 9 ROOMS, 2 BATHS: PLOT TAX116. 532 PELHAMDALE AV., CORNER COLONIAL AV., PELHAM HEIGHTS, 10 ROOMS, 3 BATHS: PLOT 119X115. 847 HIGHBROOK AV. CORNER CO-LONIAL AV., PELHAM HEIGHTS, 10 ROOMS, 3 BATHS: PLOT 114X139 ALSO TWO DWELLINGS ADJOIN-ING. NG. 24 STORER AV., NEAR WASHING-TON AV. PELHAMWOOD, 9 ROOMS, BATHS: PLOT 50X100. 115 SIXTH AV., NEAR 3D ST., PEL-HAM, 8 ROOMS AND BATH: PLOT 0X100.

50X160.

GARAGE WITH EACH HOUSE.

EVERY LATEST IMPROVEMENT
IMMEDIATE POSSESSION AND LIB-ERAL TERMS. LARGE SIGN ON
PROPERTY TO BE SOLD. ARTHUR C.SHERIDAN REAL ESTATE AUCTIONEER

Bryan L. Kennelly WILL SELL AT AUCTION Special Sales Day TO-DAY

at 12 o'clock Noon, at the Exchange Salesroom, 14-16 Vesey St., N. V. C. Three Vacant Lots E. S. MONTICELLO AVE. Two Vacant Lots W. S. GUNTHER AVE. 50 TREMONT LOTS

TREMONT AVE. (177th St.)
VYSE AVE., BRYANT AVE.
and 178TH ST. Vacant plot 70x90 N. W. Cor. OGDEN AV. & 165th St.

Vacant plot 50x103 W. S. CASTLE HILL AVE. 149 Broadway. Cort. 1546

> **AUCTION** Islip, L. I.

Saturday, May 14, 3 P. M. Property of the late

D. W. PARDEE

5.57 acres, 14 room dwelling, Dennis, all improvements. Garage. All year Gentleman's Residence.

For particulars address

**WELLS & EDWARDS** Sayville, L. I., N. Y. MONEY TO LOAN AND WANTED

ON BOND AND MORTGAGE. MORTGAGE MONE Y GEORGE C. PONTER, INC., 165 Broadway. 5563 Cort.

CITY REAL ESTATE.

A BEAUTIFUL HOME FOR ONLY \$1985. ONLY \$397 CASH REQUIRED.

ONLY \$397 CASH REQUIRED.

STEELITE Standardized Steel Constructed Homes; the greatest advance in modern building. Completely erected, roady for occupancy. Four rooms (other sizes, smaller or larger), painted and decorated. Electric viring, fixtures, bathroom fittings, plumbing \$397 down, balance in easy payments or meet individual regularements. Erected anywhere within about 30 miles of New York City. You must see this wonderful home atop the roof of our building. Open avanings until 10 o'clock, Sundays from 10 A. M. to 5 P. M. all during May. Investigate AT ONCE, and take advantage of our Introductory Price to first 1,000 members of our Cooperative Club.

International Housing Corporation, 42 West 33d St., New York City.

GOODWIN LAND SELLING, MANAGEMENT, LEASING. Borough of Manhattan-Miscellan

GARAGES.

SHAW, ROCKWELL & SANFORD WEST 125TH ST

CORNER PROMINENT AVE. S3,600; 10 YEAR LEASE. DUROSS CO.

JUST COMPLETED

Six and even room louses, every modern improvement. Room for garage and vers-table gardon. Immediate possession. Half block from Van Cortlandt Park. Houses exempt from taxes. Tel. PORDHAM 3000. New Building, Read for Occupancy

Borough of Bronx-Sale or Rent 240th St. & Katonah Ave.

199th St. and Valentine Ave. "L." Moderate rental Agent on premises.